W DIV: LOTS 20 & 21 BLOCK 3 MCFA
& A STRIP OF LAND APPROX 10 FT W
LOT 4, BLK 3 MCFARLANE PARK S/D.

FLORIDA FIRST COAST INVESTMENT
955 SW BAYA DR
LAKE CITY, FL 32025

2027

00-00-00-12525-000

BUILDING CHARACTERISTICS

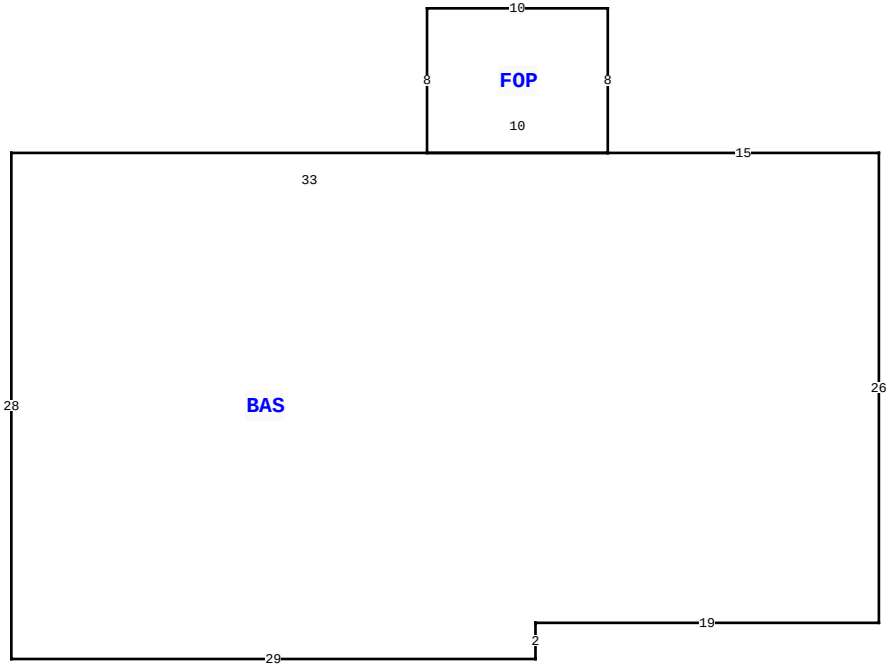
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		2 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1700	OFFICE BLD 1STY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	840317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,306	100		1,306	49,383
FOP	80	30		24	908
TOTALS	1,386			1,330	50,291

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	1,330	92.9040	68.75	91,438	1952	1995	0	0	0	45.00	55.00

1 OFFICE LOW 0% - 0 Heated Area: 1306 HX Base Yr



935 SW BAYA DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	50,291
TOTAL MARKET OB/XF VALUE	8,020
TOTAL LAND VALUE - MARKET	79,800
TOTAL MARKET VALUE	138,111
SOH/AGL Deduction	0
ASSESSED VALUE	138,111
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	138,111
TOTAL JUST VALUE	138,111
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	138,111

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00000342	COMMERCIAL	155	12/28/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1478/303	10/26/2022	QC	U	V	11	0
GRANTOR: ELLOR GAY E						
GRANTEE: FLORIDA FIRST COAST						
0938/2040	10/26/2001	WD	Q	I		160,000
GRANTOR: FIRST SOUTH PROPERTIE						
GRANTEE: FLORIDA FIRST COAST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 FOP= N8 W10 S8 E10$W33 S28 E29 N2 E19 N26$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0166	CONC,PAVMT	0	0	0	0	5,280.00	UT	1.50	1.50	100	1995	1995	3	100	7,920	

LAND DESCRIPTION

TOTAL OB/XF 8,020

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	1700	C	1STORY OFF	0		*RSF-1	100.00	107.00	10,700.00	SF		1.00	1.00	1.00	7.00	7.00	74,900							
2	0000	C	VAC RES	0		*RSF-1	100.00	125.00	4,356.00	SF		1.00	1.00	0.90	1.25	1.13	4,900							

REVIEW DATE 08/31/2016 BY DF Total Acres: 0.35 Total Land Value: 79,800 Market: 0 Agricultural: 0 Common: 79,800 PRINTED 11/16/2026 BY SYS